



Old Town Hall
197 High Holborn
London, WC1
Telephone: Holborn 3411

B. Schlaffenberg, Dr. Arch. (Rome), Dip. T
Planning Officer MTI

Date
29th March 1966.

Messrs. Brian King, Howard & Partners,
1, Duke Street,
London, W.1.

Your reference 244/1/po

Our reference CTP/L15/26/N/1557/PQ

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963
Permission for Development (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

The permission is given subject also to due compliance with any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Schedule

Date of application: 3rd February 1966.

Plans submitted: Reg. No: 1577

Your Nos: 244/11-14.

Development: Redevelopment of the sites of Nos. 201-207, Grays Inn Road, Camden, by erection of a petrol filling station, with car parking on the basement and ground floors and four storeys over containing twenty residential flats.

Conditions: 1) The height of the lift motor room on the roof shall be reduced to a height not exceeding the height of the tank room shown on the plans.

2) The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of vehicles of the occupiers and users of the remainder of the building.

~~Exemption:~~ 3) No school of motoring, or hiring, distribution, trading in or repairing or servicing of motor vehicles, or any other activity of a like nature shall take place or be carried on from the said car parking accommodation.

4) No part of the building or other structure shall be sited in advance of the improvement line and splay for Grays Inn Road.

Contd... P.t.o.

All communications to be addressed to the Planning Officer.

P.T.O.

DECISION NO LONGER VALID

Conditions (contd.)

5) Ingress to the petrol filling station shall be restricted to the Heathcote Street access, and egress from it shall be restricted to the Grays Inn Road access, and signs adequately indicating this one-way circulation shall be displayed at each access.

Reasons for the imposition of conditions:

1) The lift motor room as shown on the plans would create a prominently irregular skyline to the building when viewed from Becklesburgh Square, which would be undesirable in view of the fact that many of the buildings are listed as being of Architectural or Historic Interest.

2 & 3) To ensure that permanent retention of the garage space for parking purposes and to ensure that the use of the building does not add to traffic congestion.

4) In order to safeguard the improvement of Grays Inn Road.

5) To ensure adequate provision for traffic circulation within the site and avoid congestion on the adjoining streets.

Further Information:

1) The Borough Engineer and Surveyor (Old Town Hall, Haverstock Hill, N. 3.), Tel. 7442 ext 7771) should be consulted regarding the setting out of the improvement line, the provision of cross-overs and signs.

2) This decision is without prejudice to the powers of the Greater London Council (Tel. Trafalgar 7799), under the Petroleum (Consolidation) Act, 1928.

Yours faithfully,

Planning Officer,

(Duly authorised by the Council to sign this document.)

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions

- (1) If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 17, 18 and 19 of the Act and of the Development Order and to any directions given under the order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough Council or, in the case of land in the City of London, on the Common Council of that City a purchase notice requiring that council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.
- (4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.